



CITY OF DUBLIN

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone / TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

- |   |   |
|---|---|
| <input type="checkbox"/> Informal Review  | <input type="checkbox"/> Final Plat<br>(Section 152.085)  |
| <input type="checkbox"/> Concept Plan<br>(Section 153.056(A)(1))                      | <input type="checkbox"/> Conditional Use<br>(Section 153.236)   |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning<br>(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)<br>(Section 153.115)   |
| <input type="checkbox"/> Final Development Plan<br>(Section 153.053(E))               | <input type="checkbox"/> Corridor Development District (CDD) Sign<br>(Section 153.115)  |
| <input type="checkbox"/> Amended Final Development Plan<br>(Section 153.053(E))       | <input type="checkbox"/> Minor Subdivision  |
| <input type="checkbox"/> Standard District Rezoning<br>(Section 153.018)              | <input type="checkbox"/> Right-of-Way Encroachment  |
| <input type="checkbox"/> Preliminary Plat<br>(Section 152.015)                        | <input checked="" type="checkbox"/> Other (Please Specify): Amend Zoning<br>Code to add conditional use to<br>Section 153.044(B)(4), (C-4) & (I-21) |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): N/A	
Tax ID/Parcel Number(s): N/A	Parcel Size(s) (Acres):
Existing Land Use/Development:	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: To add a conditional use to the Technology Flex District to allow "Truck and Automobile Rentals and Leasing" in Section 153.044(4)(B-4) & (c)

Total acres affected by application: N/A

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): N/A	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

RECEIVED

13-104 ADM C  
OCT 14 2013


**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: <b>Bates Property Management Co.</b>	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <b>Owner of Property in District</b>	
Mailing Address: (Street, City, State, Zip Code) <b>5800 Innovation Drive, Dublin, Ohio 43016</b>	
Daytime Telephone: <b>764-2007</b>	Fax: <b>764-2394</b>
Email or Alternate Contact Information: <b>Ryan Jankowski</b>	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: <b>Ben W. Hale, Jr. &amp; Jackson B. Reynolds, III</b>	
Organization (Owner, Developer, Contractor, etc.): <b>Smith &amp; Hale LLC</b>	
Mailing Address: (Street, City, State, Zip Code) <b>37 West Broad Street, Suite 725, Columbus, Ohio 43215</b>	
Daytime Telephone: <b>221-4255</b>	Fax: <b>221-4409</b>
Email or Alternate Contact Information: <b>jreynolds@smithandhale.com</b>	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Jackson B. Reynolds, III, on behalf of Bates Property Management Co.</u> , the owner, hereby authorize <u>Smith &amp; Hale LLC</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: <u>10/8/13</u>

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 8th day of October, 2013

State of Ohio

County of Franklin


Notary Public





Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: <u>10/8/13</u>

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jackson B. Reynolds III</u>	Date: <u>10/13/13</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Jackson B. Reynolds III</u>	Date: <u>10/13/13</u>

Subscribed and sworn to before me this 8<sup>th</sup> day of October, 2013

State of Ohio  
County of Franklin

Notary Public

Natalie C. Timmons



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**FOR OFFICE USE ONLY**

Amount Received: <u>\$4330</u>	Application No: <u>13-104 ADMC</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>472225</u>	Map Zone:	Date Received: <u>10/14/2013</u>	Received By: <u>ESR</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>ZONING CODE AMENDMENT</u>			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Proposed New Conditional Use Language  
Technology Flex Zoning District

The new conditional use would be placed in the Industrial Use category in Section 153.044(B)(4). The new conditional use would be listed as "Truck and Automobile Rentals and Leasing". Then in Section 153.044(c) a new "Use Specified Standard" would be added as number (14) Truck and Automobile Rentals and Leasing. A maximum of 40 rentalable vehicles may be parked on the site at one time. All non-rented vehicles must be parked in a defined area and screening provided in accordance with Section 153.133 – Minimum Landscape requirements, except for existing parking lots then only perimeter landscape buffering is required as detailed in Section 153.133 (A) (1 thru 8).

- 153.044(I)(21) - Truck and Automobile Rentals and Leasing. A facility where trucks and automobiles are parked and available for long and short term renting or leasing to the public. Minor service may be done to the vehicles on site to prepare them for future renting or leasing.